

Unique Multi-Party Actions to Improve Environmental Results (FL)

EPA Region 4 – Atlanta

Geographic location or area of activity: Activities in Pensacola and St. Augustine Florida

Description of activity: The Region 4 Superfund Division encourages use of the principles of cooperative conservation in the management of Superfund sites located in the Region. The Superfund Division utilizes innovative processes to engage the communities, the public at large and stakeholders in developing cleanup goals and making decisions that encourage and support reuse and revitalization of Superfund removal and remedial sites. Development of collaborations and partnerships to obtain cleanups that produce environmental results across so many sites is a challenge due to all the factors involved the makeup and demographics of the communities in which any site is located. EPA has been able to achieve success in the Region where the private party responsible for the cleanup of the site, states, local governments, community, EPA and other federal agencies work together.

In 2007, through unique multi-party actions, EPA Region 4 completed significant milestones at the St. Augustine Gasification Site (St. Augustine, Florida) and the Escambia Treating Company Site (Pensacola, Florida) to obtain environmental results. The accomplishments for these two sites are highlighted below.

The Escambia Treating Company (ETC) was a 26-acre wood preserving facility, located in a mixed industrial and residential area. Neighboring citizens nicknamed this stockpile “Mount Dioxin”. EPA entered into a Cooperative Agreement with the Escambia County Community Redevelopment Agency (ECRA) to obtain input regarding anticipated future land use for the ETC site. ECRA completed a conceptual redevelopment plan for the site and surrounding areas. EPA considered the County's plan in preparing the site remedial investigation/feasibility study (RI/FS) for Operable Unit 1 which involves the evaluation of the source of the release and control measures.

EPA's Record of Decision included permanent relocation of Clarinda Triangle residents as an extension of the “National Relocation Evaluation Pilot” and is compatible with the planned future commercial use of the ETC Site. The component of the remedy extending the “National Relocation Evaluation Pilot” to the Clarinda Triangle neighborhood is being performed under the interim action. The first of the approximately 45 additional relocations was completed in December 2006. Remedial design for the Operable Unit 1 remedy is completed; a Groundbreaking Ceremony was held in November 2007, to celebrate a milestone in the cleanup of the ETC Site and “Mount Dioxin”.

The St. Augustine Gasification Site is located in downtown St. Augustine, Florida, a few blocks from City Hall. The Site, a former location of a manufactured gas plant, was contaminated with coal tar. The responsible parties fast-tracked the investigations and cleanup activities at the site. On September 15, 2005, groundbreaking for the redevelopment of the entrance to the City of St. Augustine, Florida, was celebrated at the Sebastian Inland Harbor. San Sebastian Harbor Partners LLC, in cooperation with co-developers the Devlin Group and Grunthal & Schueth, planned the redevelopment following the completion of cleanup at the St. Augustine Gas Site. Subsequently, a Workplan was submitted to and approved by the EPA and the National Oceanic and

Atmospheric Administration (NOAA). This Work Plan detailed how contaminated sediments should be handled if encountered during redevelopment work. The marina was filled in June 2007.

When completed, the property will include 24,000 square feet of boutique shops, an 83-room up-scale hotel, a world-class spa, 96 condominium units, 15 lofts and a 65-slip inland Marina. Located on the San Sebastian River, this unique waterfront community will be the centerpiece of the new gateway into historic St. Augustine.

This redevelopment is not only a successful public/private venture designed in cooperation between the St. Augustine and a private developer, is also an environmental success story highlighting the cooperation between private business, city administration, federal agencies, and state and local agencies.

Interagency partners: Escambia Treating Company Site -- State of Florida; Corps of Engineers; St. Augustine Gasification Site -- Florida Department of Environmental Protection, Northeast District; National Oceanic and Atmospheric Administration (NOAA); U.S. Army Corps of Engineers, Jacksonville District

Local partners:

Escambia Treating Company Site -Citizens Against Toxic Exposure (CATE); Clarinda Triangle Association (CTA); Pensacola Bay Area Chamber of Commerce; Escambia County; City of Pensacola; local environmental activist groups; River Keepers; League of Women Voters

St. Augustine Gasification Site -- City of St. Augustine; Atlanta Gas Light Company; San Sebastian Harbor Partners LLC; Thermo Retec Consulting & Engineering

St. Augustine Gasification Site: Yes. See attached document.

Activity URL: Escambia Treating Company Site: www.etccleanup.org